



9 Mersey Close, Worthing, BN13 3NL
Asking Price £375,000

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Well presented three bed semi detached home in Durrington. The property is chain free and the accommodation briefly comprises; kitchen, spacious lounge/dining room, three well proportioned bedrooms, family bathroom, south facing garden and driveway.

- Semi Detached House
- Three Bedrooms
- South Facing Garden
- Driveway
- New Carpets Throughout
- Quiet Cul-De-Sac
- Double Aspect Lounge/Diner
- CHAIN FREE





UPVC Front Door Leading To Internal Hallway;

Entrance Hall

1.81 x 1.15 (5'11" x 3'9")

Carpet. Pendant light. Double glazed window. Radiator. Coat cupboard.

Open Plan lounge/Diner

3.93 x 7.91 (12'10" x 25'11")

Large double aspect lounge/dining room. Double glazed window to the lounge area with French doors to the garden from the dining space. Two radiators. Pendant lights. Tv point. Electric fireplace.

Kitchen

2.83 x 2.47 (9'3" x 8'1")

Range of base and wall shaker style cabinets with worktop over. Inset sink with drainer, mixer taps above. Space for freestanding oven and white goods. Canopy extractor fan. Breakfast bar providing extra worktop space. Hard flooring. Access to under stairs cupboard housing electric & gas meter. Double glazed window

overlooking the garden. Door giving side access onto garden.

Carpeted Stairs To First Floor Landing

Double glazed window. Access to loft space housing boiler.

Bedroom One

3.79 x 2.96 (12'5" x 9'8")

Large double bedroom. Double glazed window. Radiator. Pendant light.

Bedroom Two

3.41 x 2.69 (11'2" x 8'9")

Double bedroom. South aspect. Double glazed window. Radiator. Pendant light. Carpets. Cupboard space.

Bedroom Three

2.63 x 2.19 (8'7" x 7'2")

Double glazed window. Radiator. Pendant light. Cupboard space above stairs.

Bathroom

2.45 x 1.78 (8'0" x 5'10")

Part tiled bathroom. Bath with taps above. Riser rail shower. Pedestal wash hand basin. Close-coupled WC. Dome light. Obscure double glazed window. Radiator.

Garden

Access via kitchen, dining space or side gate. South aspect garden. Mostly laid to lawn with a patio area. Raised shrub bed. Shed.

Driveway

Dropped kerb leading to off road parking.

Location

Situated in this popular residential location in Fleetwing, close to local amenities and bus routes.

Required Information

Council tax band: D





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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